

# \$834,999 - 101, 814 Memorial Drive Nw, Calgary

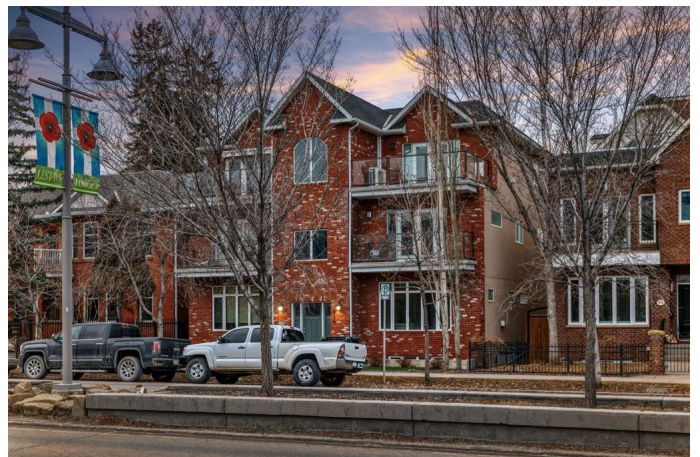
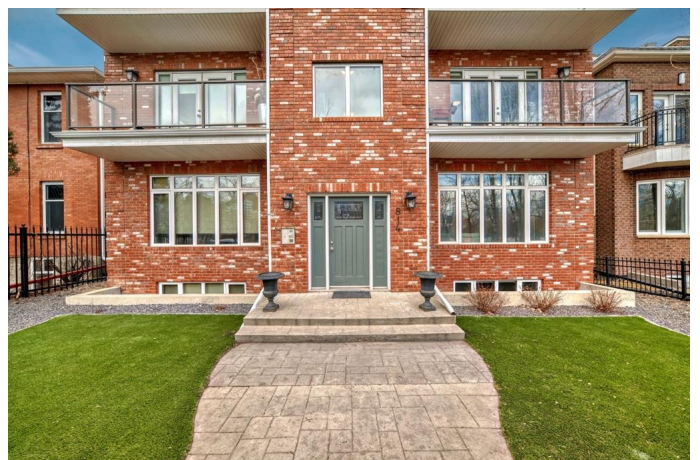
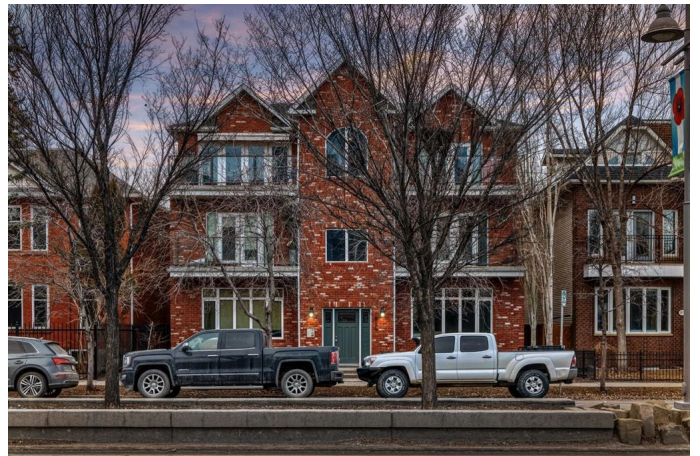
MLS® #A2202628

**\$834,999**

3 Bedroom, 4.00 Bathroom, 1,780 sqft  
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Four-Plex Townhouse with Unmatched Location. Live your best life in Sunnyside, one of Calgary's hottest, most walkable neighborhoods. This exceptional four-plex townhouse unit offers the perfect blend of affordability, unbeatable location, and timeless design. Set against the iconic Peace Bridge, this home is a stone's throw from Kensington, downtown, Princess Island Park, and miles of scenic river pathways. A socialites dream being just minutes away from the best in dining & nightlife this city has to offer. With a rare 2700 sq. ft. of total sophisticated living space, this spacious home includes 3 bedrooms and 3.5 baths, offering a flexible layout perfect for young professionals, growing families, or those seeking an investment property with potential for rental income. The stunning red brick exterior provides timeless curb appeal, and is built to withstand Calgary's weather. Inside, the home is designed with thoughtful details and modern convenience, including THREE gas fireplaces, expansive windows that flood the space with natural light, and maple hardwood flooring. The open concept layout seamlessly integrates the living, dining, and kitchen areas, ideal for entertaining or relaxing with family. The chef-inspired kitchen features a massive central island, rich granite countertops, full-height cabinets, and stainless steel appliances, including a 5-burner gas cooktop. Sunny South facing exposure. On the upper level, the primary bedroom is a true retreat with private balcony offering



brehtaking views of the Bow River and downtown skyline. Complete with a romantic gas fireplace, luxurious 5-piece spa like ensuite, this is a space youâ€™ll never want to leave. The second bedroom, with its own 4-piece ensuite and walk-in closet, offers plenty of room and seclusion. The fully finished basement is a perfect hangout spot with in-floor heating, a large rec room, a large third bedroom, 4-piece bath, and extra storage. Plus, a detached single-car garage offers secure parking for added convenience. With a low condo fee of just \$150/month, this property offers excellent value in a rare and highly sought-after location. Donâ€™t miss your chance to own this unique townhouse in Sunnyside.. where luxury, location, and lifestyle come together. this home is a true gem.

Built in 2010

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2202628      |
| Price          | \$834,999     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,780         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 101, 814 Memorial Drive Nw |
| Subdivision | Sunnyside                  |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2N 3C8 |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | Other, Parking                                                                        |
| Parking Spaces | 1                                                                                     |
| Parking        | Alley Access, Garage Door Opener, Garage Faces Rear, Assigned, Single Garage Detached |
| # of Garages   | 1                                                                                     |

### Interior

|                   |                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s), Stone Counters |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings                                                                                     |
| Heating           | Fireplace(s), Forced Air                                                                                                                                                                                       |
| Cooling           | None                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                            |
| # of Fireplaces   | 3                                                                                                                                                                                                              |
| Fireplaces        | Decorative, Gas, Glass Doors, Living Room, Mantle, Bedroom, Brick Facing                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                            |
| Basement          | Finished, Full                                                                                                                                                                                                 |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Lighting, Private Yard |
| Lot Description   | Back Lane, City Lot             |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Stucco, Wood Frame       |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 27               |
| Zoning         | M-CG             |

### Listing Details

Listing Office

RE/MAX iRealty Innovations

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